



PORT OF OAKLAND

RECEIVED

7:47 am, May 22, 2007

Alameda County
Environmental Health

May 21, 2007

Mr. Barney Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: Amendment to Revised Soil Management and Contingency Plan, APL Terminal Yard and Gate Development Project, Oakland, CA RO#0000470

Dear Mr. Chan:

On 30 August 2006, the Port of Oakland ("Port") submitted a Revised Soil Management and Contingency Plan ("SMCP") to Alameda County Health Care Services Agency ("ACHCSA"). This SMCP was approved on 19 September 2006 by ACHCSA. The SMCP was prepared in support of the Redevelopment Project at the APL Terminal located at 1395 Middle Harbor Road in Oakland Middle Harbor ("Site") by ETIC, Inc. and dated 30 August 2006. The redevelopment activities at the Site have been on-going since 2006 and are expected to continue for at least another two years.

The Port is requesting approval from the ACHCSA regarding three changes to the SMCP of 30 August 2006, as follows (and discussed in Attachment A, prepared by BASELINE Environmental Consulting):

- **Amended Site Area:** The Site is defined in the SMCP on Figure 2. The proposed amendment to the Site is in the northwestern corner and along the northern boundary of the Site, as shown on the Revised Figure 2 in Attachment A to this letter. The purpose of the amended Site area is to allow use of that area, if needed, for stockpiling of excavated soil for characterization prior to reuse or off-Site disposal. The amended area was part of railroad right-of-way trackage, as indicated on Figure 4 of the SMCP, and is underlain by fill.
- **Amended Characterization Protocol:** The SMCP currently provides for hauling of non-impacted soil off-Site to another Port property prior to characterization. The Port proposes to amend this protocol by sampling all non-impacted soil on-Site prior to off-Site stockpiling, reuse within the Port, or disposal at a permitted facility.

- Amended Protocol for Asbestos-Containing Soil: The SMCP does not specifically address management of asbestos-containing soil or debris. The SMCP is proposed to be amended to require a monitor be present to oversee all soil and debris handling activities when asbestos-containing soil or debris is identified in the subsurface. It is expected that asbestos-containing soil or debris may be encountered in three areas during future construction on the Site. These three areas include: 1) an area extending about 100 feet inland from the southern apex of the Municipal Debris Fill Area on the southwestern corner of the Site; 2) an area surveyed in the center of Municipal Fill Debris Area north of the southern apex at a depth of about five feet below ground surface; and 3) under the wharf in the southwestern Site corner. If or when asbestos-containing soil or debris is identified, the construction will cease and a qualified asbestos abatement contractor will be retained by the Port to handle and manage the asbestos-containing soil or debris in accordance with applicable statutes and regulations, including a Site-specific health and safety plan. The monitor will be on-Site at all times during work in areas identified as containing asbestos.

The Port would appreciate your consideration of the attached amendments to the SMCP at your earliest convenience. If you have any questions or need additional information, please do not hesitate to contact me at (510) 627-1176 or the Port Project Manager, Mr. John Prall at (510) 627-1373 or by email at jprall@portoakland.com.

I declare under penalty of perjury, that the information contained in this letter and attachment is true and correct to the best of my knowledge.

Sincerely,



Roberta Reinstein
Manager, Port Environmental Programs and Safety
Department

cc: Michele Heffes, Port of Oakland
Jeff Jones, Port of Oakland
John Prall, Port of Oakland
Tyrone Evans, MSE
Chris Noma, Wendel Rosen Black and Dean
Deborah Ballati, Farell Braun + Martel
Phil King, Zurich

ATTACHMENT A

BASELINE

AMENDMENT #1 REVISED SOIL MANAGEMENT AND CONTINGENCY PLAN

APL TERMINAL YARD AND GATE
DEVELOPMENT PROJECT

MAY 2007

Prepared for:

Port of Oakland
Oakland, California

Prepared by:

BASELINE Environmental Consulting

Y6328-03.00731

BASELINE
ENVIRONMENTAL CONSULTING

14 May 2007
Y6328-03.00731

Roberta Reinstein, Manager
Port Environment and Safety Department
Port of Oakland
530 Water Street
Oakland, CA 94607

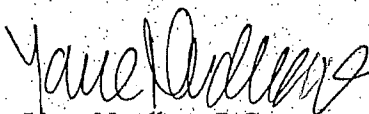
**Subject: APL Terminal Redevelopment Project, Revised Soil Management and
Contingency Plan Amendment #1**

Dear Roberta:

Attached, please find Amendment #1 to the Revised Soil Management and Contingency Plan ("SMCP"), APL Terminal Redevelopment Project, Port of Oakland, Oakland, CA, dated 30 August 2006 and prepared by ETIC Engineering, Inc. The Amendment #1 is based on our review of the SMCP and information from Port staff as to experiences during the construction activities this past year. This Amendment #1 should be submitted to Alameda County Health Care Services Agency for approval.

Should you need additional information, please do not hesitate to contact us at your convenience.

Sincerely,



Yane Nordhav, P.G.
Principal



YN:cr
Attachment

cc: Michele Heffes, Port of Oakland
Dawn Crater, Port of Oakland
Deborah Ballati, Farella Braun + Martel
Christine K. Noma, Wendel Rosen Black and Dean
Phil King, Zurich

AMENDMENT #1 REVISED SOIL MANAGEMENT AND CONTINGENCY PLAN

APL TERMINAL YARD AND GATE DEVELOPMENT PROJECT

MAY 2007

Prepared for:

Port of Oakland
Oakland, California

Prepared by

BASELINE Environmental Consulting

Y6328-03.00731

BASELINE Environmental Consulting
5900 Hollis Street, Suite D • Emeryville, California 94608
(510) 420-8686 • (510) 420-1707 fax

TABLE OF CONTENTS

	<i>page</i>
1. INTRODUCTION	1
2. REVISION #1	1
3. REVISION #2	1
4. REVISION #3	2

FIGURE

General Redevelopment Plan, Revised

AMENDMENT #1

Revised Soil Management and Contingency Plan

APL Terminal Yard and Gate Development Project

1. INTRODUCTION

On 30 August 2006, the Port of Oakland ("Port") submitted a Revised Soil Management and Contingency Plan ("SMCP") to Alameda County Health Care Services Agency ("ACHCSA"). This SMCP was approved on 19 September 2006 by ACHCSA. The SMCP was prepared in support of the Redevelopment Project at the APL Terminal located at 1395 Middle Harbor Road in Oakland Middle Harbor ("Site") by ETIC Engineering, Inc. and dated 30 August 2006. The redevelopment activities at the Site have been on-going since 2006 and are expected to continue for at least another two years. This document presents three revisions to the SMCP, as described below.

2. REVISION #1

The boundaries of the Site are amended to include additional areas along the northern Site boundary. The Site boundary was identified in Figure 2 of the SMCP. The revised Site boundary is presented in the enclosed revised Figure 2.

3. REVISION #2

Sections 6.1.3 and 6.4 of the SMCP (page 17) provide protocols for stockpiling and sampling of unimpacted soil. These sections are revised as shown below in redline. Added text is indicated with underlines and deleted text is indicated with strikethroughs.

6.1.3 Unimpacted Soil Stockpiles

"Unimpacted soil to be used during the redevelopment of the Project Area will not be sampled or stockpiled. However, ~~un~~Unimpacted surplus soil that will not be reused onsite will be placed in stockpiles either at a designated location onsite or offsite at another Port property pending characterization. ~~Offsite stockpiles will be kept separate from stockpiles derived from other Port areas.~~ No unimpacted soil will be transported offsite without having been characterized; if the characterization indicates that the soil is a California or federal hazardous waste, it will be disposed of offsite by a licensed hauler at a permitted facility."

6.4 Characterization and Testing of Stockpiled Soils/Materials

"As outlined above, a portion of the excavated soil determined through field observations to be unimpacted will be placed within the Project Area as backfill material without further sampling or analysis. The remaining surplus soil will be stockpiled ~~either~~ at a designated

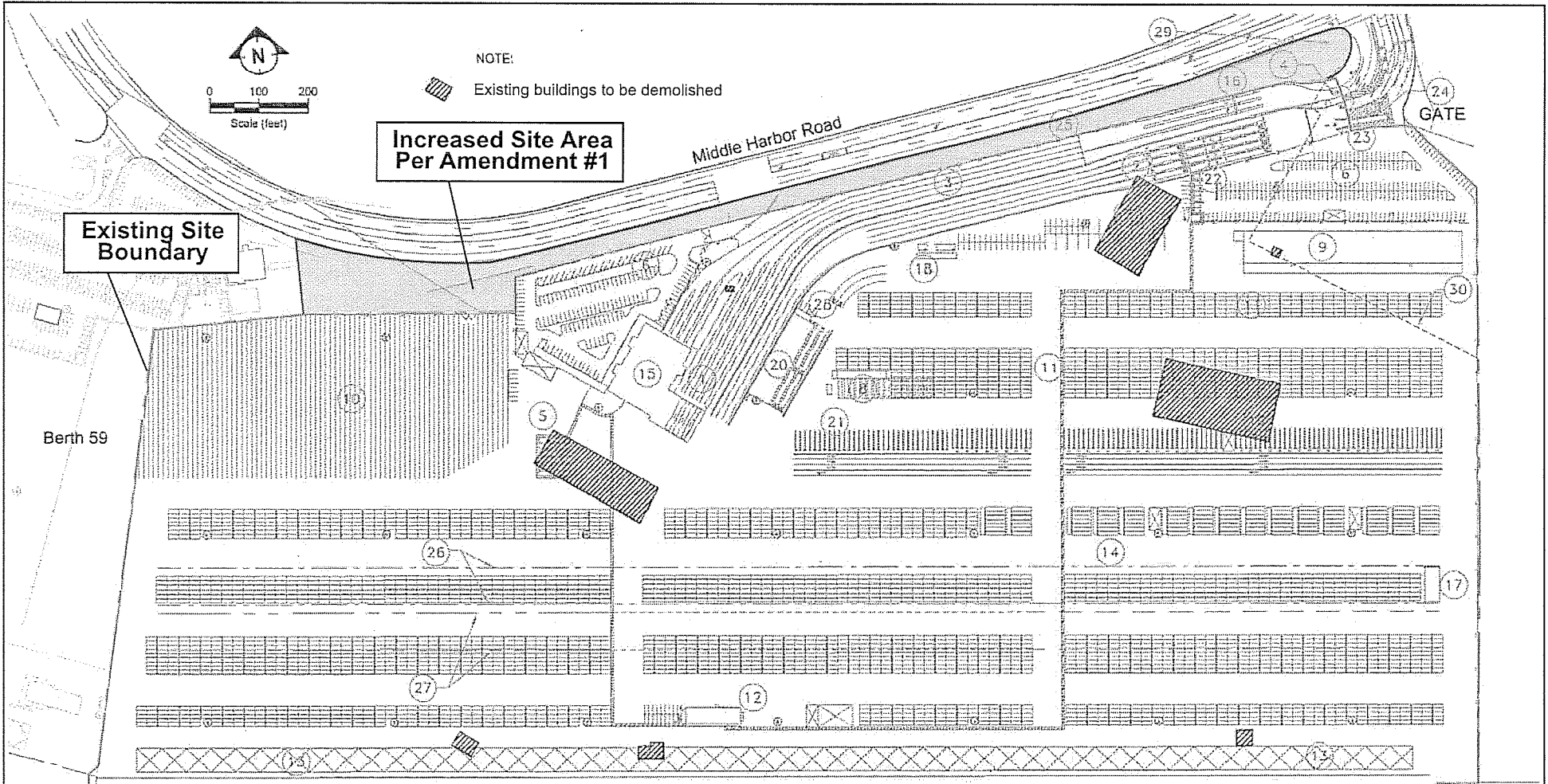
location onsite ~~or offsite at another Port property.~~ The stockpiles will be sampled as detailed in the sections below.”


4. REVISION #3

A new Section 5.4 has been added to page 15 of the SMCP pertaining to management of asbestos-containing soil or debris, as follows:

5.4 Asbestos-Containing Materials

Asbestos-containing materials may be present in the southern apex and center of the Municipal Debris Fill Area and under the wharf. When and if asbestos-containing soil or debris is encountered at any location on the Site, the contractor will cease work and a Port-retained asbestos-abatement contractor will continue construction activities. A Port monitor will be present at all times during construction work in areas containing asbestos. All work in the areas containing asbestos will be carried out in accordance with applicable statutes and regulations, including applicable health and safety requirements.



NOTE:
 Existing buildings to be demolished

Increased Site Area Per Amendment #1

Existing Site Boundary

Berth 59


Middle Harbor Road

GATE

KEY NOTES: (Sheets and Tables Refer to Drawings and Data in 100% Design Package)

WHARF (Berths 60 to 63)

- | | | | |
|--|--|---|---|
| ① RECEIVING GATE AND TRUCK SCALES, SEE SHEET 006. | ⑨ MAINTENANCE & REPAIR BUILDING (BY OTHERS) | ⑰ RTG REPAIR PAD, SEE SHEET S44. | ⑳ SIGG BRIDGE (ADD. ALT.), SEE SHEET 051. |
| ② DELIVERY GATE, SEE SHEET 006. | ⑩ GUARDS PAVING | ⑱ FUELING AREA, SEE SHEET S45. | ㉑ RTG RUNWAYS (BASE RDG), SEE SHEET S44. |
| ③ RECEIVING BUOY | ⑪ EMPTY CONTAINER STACKING AREA | ⑲ WHEELED REEFERS | ㉒ RTG RUNWAYS (ADD. ALT.), SEE SHEET S44. |
| ④ GUARD HOUSE, SEE SHEET A1. | ⑫ MARINE OPERATIONS BUILDING (BY OTHERS) | ㉓ GEN-SET REPAIR, SEE SHEET S42. | ㉔ GEN-SET MODULAR BUILDING |
| ⑤ TROUBLE TRUCK PARKING | ⑬ HATCH COVER AREA | ㉔ PRE-MOUNTS | ㉕ TERMINAL ENTRANCE SIGN, SEE SHEET 151. |
| ⑥ ASID PARKING | ⑭ REEFER RACKS, SEE SHEET S11. | ㉖ PRIMARY RADIATION MONITOR (RPM), SEE SHEET 041. | ㉖ EVENTS OF PARCEL B, SEE SHEET 02 FOR LOCATION |
| ⑦ UTR AND YARD VEHICLES PARKING | ⑮ ADMINISTRATION BUILDING (EXISTING) | ㉗ SECONDARY RPA, SEE SHEET 041. | |
| ⑧ 8 STALL REEFER WASH FACILITY (8 STALLS, ADD. ALT.) SEE SHEET S35 | ⑯ OPTICAL CHARACTER RECOGNITION (OCR) RENTAL (NOT IN CONTRACT) | ㉘ CUSTOMS INSPECTION AREA, SEE SHEET 041. | |

GENERAL REDEVELOPMENT PLAN		
PORT OF OAKLAND APL TERMINAL REDEVELOPMENT PROJECT OAKLAND, CALIFORNIA		
	Date: 5/23/2006	Figure: 2